

## **City OF MCKEESPORT**

### **WORKSHOP MEETING**

**MONDAY**

**6:15 P.M.**

**APRIL 1, 2020**

The Work Session portion of the Council Meeting was called to order on the above-stated date by President of Council Richard Dellapenna.

#### **Solicitor Elash read the following proposed Bills:**

**Bill #21** – Introduced by Jim Barry - A Resolution Approving a Conditional Use Request from Lea Morgan to Operate an Automobile Rental (LIMO) Service at 1828 Fifth Avenue, McKeesport, PA. The Property Exists in a C-3 Zoning District.

Mayor Cherepko said this is a Bill in regards to the Limousine Company that has been operating for numerous years down in front of Steel View; there's some issues with their registration that we are trying to work through; and being that they have not come in and fulfilled their obligation at this point we are just going to table this Bill. So, we don't know if it's the Coronavirus, but they had some things to do in order to be granted this Conditional Use and approved by Council, so at this point I am going to recommend, Council, that we just table the Bill this evening.

**Bill #22**– Introduced by Brian Evans - A Resolution Proclaiming the Month of April 2020 as "Fair Housing Month" in the City of McKeesport.

**Bill #23**– Introduced by Brian Evans – A Resolution Awarding the Bid for the McKeesport Rising Paving Project – Phase II to El Grande Industries, Inc. and Authorizing the Proper City Officials to Execute All Documents Necessary to Enter Into an Agreement with El Grande Industries, Inc. for an Amount Not to Exceed \$723,428.50.

Mayor Cherepko said this is Phase II of our McKeesport Rising Paving Project. I'm very, to be honest with you, I am ecstatic with the number that came in. Last year when we put a similar contract out, we were told it would be more than \$900,000 or a \$1,000,000. So, to see it come in at 723 with an option B as well, we will do the option B, the 723 will cover a lot of the larger project roads, that will be milling and paving that will be roads such as Fifth Avenue, in front of the hospital that will run up along the side of the hospital and Evans Avenue to at least Hospital Way, we are not going to go all the way up Evans at this point. We still

have some demolition and things to do. It will also run up Fifth Avenue past Evans up to Center Street. It's pretty bad in that area of Fifth Avenue, especially right before where you get to turning left onto White Street. It will also cover Marshall Drive. Marshall Drive is the main thoroughfare through Haler Heights. It's a large project, large street, wide and long and it's a project that was definitely better contracted out. It will run from Riverview all the way up to James Street and we will do James Street down the hill and back up to connect onto Monongahela which was done next year. So, it's a much-needed project at this time. In addition to that, we have Faucet hill is the hill that goes up by Dot's. There's been several projects on that road, with the steepness and everything it was one that was better contracted out as well, so we put that on here, and that will pretty much cover the project. It will be milled out and asphalted. To give you an idea, Marshall Drive is over a mile, believe it or not. It's probably about 1.2 miles, and then you through James Street in there as well. In addition to that, we knew last time we got a fantastic price on milling. So, we did roads to just be milled and our guys will pay and that's the \$50,000 Option, and that will be Hillview Street, from Walnut to Roy, Moss Street from Hillview to Lemon, that's up there in the Peterson Plan. Duquesne Avenue, from Jenny Lind to Morlock. Meyer Boulevard from Patterson to Riverview; Riverview from Duquesne to Freemont. We may also look when we are up there to see about Riverview all the way to Soles, because we did Soles last year. A lot of people that travel from Bailey or from Versailles up through that way usually go up Soles down Riverview and down Meyer Boulevard. So, we may look at a possible little Change Order if we see fit. Versailles Avenue from Pearl to Sumac, Shaw Avenue from Walnut to Huey, and Rocky Road, which is coming out right by the Marina. So, we also have the option to possibly get them to mill more as well. In addition to these, we will be coming to you in a few months with a contract for CD as well, and that will be up by the Library, Evans Avenue, Bailey Avenue, from Evans to Cornell, and Manor Avenue as well. In addition to that, our guys will also be out addressing other streets on an as-needed basis. President Dellapenna asked, that's Bill 29 too that you just went over? Mayor Cherepko said no. President Dellapenna asked, that's part B isn't it? Mayor Cherepko said oh, maybe. Solicitor Elash said yes, that's where we are going to amend the Agenda tonight. Mayor Cherepko said so we are very excited at what the price came in and this is El Grande, the same gentleman that did the project for us last year, he did Highland Grove, he did the

second part of Highland Grove, he did Soles Street last year and some of the other ones, Union.

**Bill #24**– Introduced by Brian Evans – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to Enter into an Agreement with Four Seasons Construction Group, Inc. for the McKeesport Regional History and Heritage Center for an Amount Not to Exceed \$32,475.00.

Mayor Cherepko said this was a CITF Grant that Senator Brewster helped facilitate for the Heritage Center, we ran it through the City so it was us that received the Grant, like we do for many of the CITF Grants. This was a bid. This company we never dealt, that's the nice part about putting a bid out there, and the responsible bidder, this was the lowest responsible bidder. I think they are from the Eastern part of our State or the middle part of our State, and that's for the roof I believe mostly for the roof and things out the Heritage Center.

President Dellapenna said thank you Mayor.

**Bill #25**– Introduced by Timothy Brown – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Proper City Officials to enter Into an Agreement with El Grande Industries, Inc. for the Restoration of the Renziehausen Park Walking Trail for an Amount Not to Exceed \$188,675.00.

Mayor Cherepko said another big win. We did receive RAD Funding last year for this year to upgrade the Trail. Anyone that knows that Trail is heavily used in Renzie Park. It's pretty much dwindled its way down to 2' wide, maybe 1' at some times, maybe 3', this will be a brand-new upgraded trail, 6' wide and the Grant was for about \$225,000.00 so, in addition to that, while they are out there digging that out we will probably make it more accessible to some of the pavilions to pull up, unload, so people are not riding on our grass, handicapped drop-offs, things like that. So, while they are out there prepping the Trail, like Pavilion 2 we can come down off of Palm Street, come down off of Palm and let someone drop things off. Pavilion 4 is probably another that definitely we are going to do because that's where it is limited parking anyway. The Junto Pavilion which is now Pavilion 3, used to be Pavilion 7 across from the Lake, that one we need to do a lot up there so we don't know if we will address that this year or go with a whole separate project. But we are very excited. We will look into contacting the family, the Lickert family, because I think it's only fitting that we rededicate the

Trail once is it redone as well. In addition to that we are also going to be looking into officially rededicate the Blue Top Pavilion. We got a new sign and Tommy went and got a new sign for Mayor Jakomas, so those are two things we are looking to do once we get through all the Coronavirus and everything else that we are dealing with. Mr. Barry asked, Mike has any thought been given to doing something where there's the wet parts of the Trail? That will be addressed as well said Mayor Cherepko. Mr. Barry said maybe higher or a little curve or something. Mayor Cherepko said we are aware of that and the words out of the contractor's mouth and I don't want to be second-hand, but he told it straight to Tom he said "I'm really looking to make this Trail special and we got to wait a little bit because I know there's a lot of soft spots." He wants to make sure he does things right. He may have to run a pipe underneath, things like that. Mr. Barry said that's fantastic.

**Bill #26**— Introduced by Jim Barry – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Authorizing the Selection of ABM Building Solutions, LLC for the Implementation of a Design Build Project with Alternate Funding Sources Through Far 552.238-79 Use of Federal Supply Schedule Contracts by Non-Federal Entities (July 2016).

Mayor Cherepko said this is, if you remember months ago, we brought ABM in, a large company to look at the savings, our energy savings. They went through everything, had their engineers did an analysis of everything we need. So, this is an opportunity for us to not only save money with some upgrades, but they are upgrades that we are going to need. Just to give you guys an idea, all the buildings, for example this building, we know all the windows in here they will look to seal the windows because we have some losing energy, heating, air, leakage, water coming in some of these, boilers, hvac's, things like that throughout all of our buildings in the City. In addition to that, there's going to be some major overall repairs to some electrical, larger electrical projects and things like that. But we are also, in addition to that, we are in a position to utilize this opportunity to get some fixes that we really don't have the money for that are needed. Our elevator at City hall has been a major on-going issue. As a matter of fact, it's broke down again as we speak right now, so part of this Grant, or this Loan, would be a \$400,000 project to redo the entire elevator. It will look just like a brand-new elevator when it is all said and done, so there's some projects in

there. We are going to throw in a vactor truck on this loan as well. Obviously when we sold the sewage authority, we are now responsible for cleaning out our own stormwater lines and we are held hostage to waiting for another entity to help us out or another place to rent a truck. You know, the different COGS help us out at times, sometimes at no cost, but at most times we are renting these for expensive fees, some of them could be as much as spending \$10,000 a week. So, we have a nice vactor truck that we can bring into this loan and now have our own guys go out there and make sure our storm lines are clean on a regular basis. In addition to that we are looking to get a brand-new paving machine on this project as well. So, I mean that's pretty much in the nutshell and what's nice is through the savings they guarantee you "X" amount of savings. So, roughly give or take \$100,000 a year in savings and you got to keep in mind they cut a check if you do not meet that. So, what that tells you is they are estimating very conservatively which means there's a great chance that we are even going to save above and beyond what they are saying because they are only guaranteeing the amount they are giving.

**Bill #27**— Introduced by Jim Barry – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Adopting the Transportation Impact Study (TIS) for the Proposed Get Go Development Attached Hereto and Approving the Conclusions Therein.

Mayor Cherepko said this is pretty much just writing a letter showing our support for the development to continue at the old car wash across from Pennzoil. They've made the commitment, Giant Eagle has made the commitment at this point to put much more investment in that area than they wanted because of the traffic concerns down there and this is just us showing that we are definitely behind the project and we are even going to be seeking other funding to help them remedy that situation, not just now, they are paying to remedy it now, but in the long-term solution as well with the traffic flow through there. So, we are very excited with that project and what it can bring to that whole entire area.

Mr. Brown asked Mayor is that going to be a market Get Go or just a regular gas type? Mayor Cherepko said I am not sure off hand. It should be the "real-deal." I don't know the difference between the two, I don't know how big or what not, but it's, I'm not sure off-hand, I don't want to commit one way or another. We

didn't really get too many details from them because although we put their name right here, I really don't know what extent we can be talking about it. Solicitor Elash said I don't think we should be talking about it. Mayor Cherepko said I don't think that name should have even been on this Bill but that's why I talked about it. Solicitor Elash said it had to be. Mayor Cherepko said it's supposed to be the real deal.

**Bill #28** – Introduced by Timothy Brown – An Ordinance of the City of McKeesport, Allegheny County, Pennsylvania, Amending and Supplementing an Ordinance of the City of McKeesport Previously Effective and Amended by Ordinance from Time-to-Time, Relative to the Establishment and Maintenance of the Retirement System for Officers and Employees of the City of McKeesport Pension Plan, Insurance and Benefit Fund or Funds, to Amend Certain Provisions of the Pension Plan or Program Applicable to the Officers and Employees of said City.

Mayor Cherepko said this is just the shift in some of the administration which we talked about into the other Pension Plan.

Solicitor Elash said then we need a Motion to Amend the Agenda for Bill 29 – we will need that at the regular meeting.

Solicitor Elash then read the following amendment:

**Bill #29**– Introduced by Brian Evans – A Resolution of the City of McKeesport, Allegheny County, Pennsylvania, Awarding the Bid for the McKeesport Rising Paving Project Contract B – Phase II to El Grande Industries, Inc., and Authorizing the Proper City Officials to Execute All Documents Necessary to Enter Into an Agreement with El Grande Industries, Inc. for an Amount Not to Exceed \$51,986.00

Mayor Cherepko said as I said, it's amazing what we are getting done, milled for that price, it's unbelievable. We are excited and we will probably do more of that in the future.

**ADJOURNMENT:**

President Dellapenna said that concludes the Work Session.

Respectfully submitted,

Annette James  
City Clerk and Clerk of Council

APPROVED:

Richard Dellapenna  
President of Council

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